

# STATE UNIVERSITY CONSTRUCTION FUND

## PROGRAM DIRECTIVES

DIRECTIVE 1D-2

Issue date: August 2012

### DEMOLITION OF STRUCTURES

1. If demolition of a building on State University property is part of a construction project, the Campus must request approval from the State University. It will generally require about six (6) months for the University to grant approval. See the form titled "Declaration of Surplus Building and/or Improvements" (attached).
2. The University may try whenever feasible to obtain salvage bids for the structure to be demolished. Every effort should be made to have the salvage contractor complete his salvage operation prior to the award of the construction contract. However, when this is not possible, the Consultant shall include in the Special Conditions that the construction contractor must allow the salvage contractor access to the site to complete his work up to the specified completion date of the salvage contract.
3. The University may also designate that demolition of certain buildings may be included with the regular construction contract. If so, the contractor may use such buildings for construction activities (such as storage) if permitted by the Building and Fire Codes of New York State, however, all structures scheduled for demolition are to be demolished not later than the completion date of the contract. Any reasonable request from the Campus for the salvage of building components prior to demolition shall be approved by the Fund. To avoid impacting the contractor (who anticipated salvage value, if any, in its bid for the demolition,) Campus requests for salvage should be made prior to bidding and described in the Project Manual (General Requirements, Special Conditions.)
4. When soliciting approval for the University on any building demolition, it is essential that the most realistic required completion date be stated.
5. During the design of any demolition project, the structure shall be checked for historical significance, and tested for hazardous materials. A review of the building's prior function will provide insight regarding the types of site testing that may be initiated for reasonable and prudent investigatory process (i.e., pesticides in Grounds Building or infectious animal waste in a Farm or Veterinary facility). All structures should be check for lead and asbestos, PCB's, and other materials if warranted. Destructive testing shall be included to ascertain the location of any and all hazardous materials. The results of such testing will be included in the Project Manual to alert the contractor of the hazards present.
6. Use of explosives during demolition will not be allowed.

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# STATE UNIVERSITY CONSTRUCTION FUND PROGRAM DIRECTIVES

STATE OF NEW YORK  
STATE UNIVERSITY OF NEW YORK  
OFFICE FOR CAPITAL FACILITIES/REAL PROPERTY

*DECLARATION OF SURPLUS BUILDINGS AND/OR IMPROVEMENTS*

It is hereby certified that the following building(s) and/or improvements, on land owned or leased by the State is (are) unfit, not adapted, or not needed:

We recommend disposition of the property in accordance with Section 10 of the Public Buildings Law for the following reasons:

The property is unoccupied.

Disposition is requested to be completed by

Funds for demolition work are available under

If no revenue can be obtained for the property, we (can) (cannot) complete the demolition work using our own personnel.

Detailed information concerning the buildings is attached, together with any special terms and conditions required for the project. Disposition of buildings aged 50 years and older is subject to approval by the Office of Parks, Recreation and Historic Preservation if declared to be historically significant.

Date \_\_\_\_\_ By \_\_\_\_\_  
Title \_\_\_\_\_  
State University \_\_\_\_\_

STATE UNIVERSITY OF NEW YORK  
OFFICE FOR CAPITAL FACILITIES/REAL PROPERTY

Approved this \_\_\_\_\_ day of \_\_\_\_\_

By \_\_\_\_\_

Assistant Vice Chancellor for Capital Facilities

LA-70